बैंक ऑफ़ बड़ौदा
Bank of Baroda

Zonal Stressed Assets Recovery Branch, Ahmedabad
Zone, 4th Floor, Bank of Baroda Towers, Nr. Law Garden,
Ellisbridge, Ahmedabad-380006 Ph. 079-26473154
Email: armahm@bankofbaroda.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX- IV-A [See proviso to Rule 8(6)]"

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable properties mortgaged/charged to Consortium (Bank of Baroda, Punjab National Bank and Indian Bank as member Banks), the Secured Creditor, the Constructive Possession of which have been taken by the Authorised Officer of Bank of Baroda on behalf of Consortium (Bank of Baroda, Punjab National Bank and Indian Bank as member Banks), Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **19th June, 2026** for recovery of the dues as detailed below due to the Secured Creditors i.e. Consortium (Bank of Baroda, Punjab National Bank and Indian Bank as member Banks). The particulars of the Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are provided hereunder

Sr/Lot No.	Name & address of Borrower/s/Guarantor/s	Total dues	Description of Properties	Reserve Price EMD & Bid Increase Amount
1	**1. M/s Adison Granito Pvt. Ltd.** Office No. 1509, Sapath-V, Nr Crown Plaza Hotel, S.G. Highway, Prahladnagar, Ahmedabad-380054, **Also at,** Bileshvar, Talod to Harsol Road, PO Harsol, Ta. Talod, District Sabarkantha - 383305 **2. Mr. Ashok Kumar Amrutbhai Patel (Director & Guarantor)** Derivali Fali, Pruthvipura, Ankala, Idar, Sabarkantha, Gujarat-383410, **3. Mr. Bharatbhai Mafatbhai Patel (Director & Guaranotr)** E/E -32, Bhagyoday Society, Behind Devi Cinema, Naroda, Ahmedabad, Gujarat-382330, **4. Mr. Dinesh Dhirajlal Nadapara (Director & Guarantor)** 502, Maharshi Tower, University Road, Jalaram 2, Raiya Road, Rajkot, Gujarat-360007, **5. Mr. Kalpeshbhai Hasmukhbhai Shah (Guarantor)** Bileshvar Kampa, Harsol, Taluka Talod, Dist Sabarkantha, Gujarat-383005, **Also at,** Flat No J/402, 4th Floor, Block No J, Parmukh Aura, Near Sargasan Chowkdi, KH Road, Behind Pramukhnagar, Beside Prathna Greens, Mouje Uvarsad Ta & Dist Gandhinagar, Gujarat- 382422, **6. Mr. Karsanbhai Ranchhodbhai Patel (Guarantor)** Laxmangadh, Goral, Sabrkantha, Gujarat- 383410, **Also at,** House No. 11, Laxmangadh, Tal. Idar, Sabarkantha, Gujarat- 383410, **7. Mrs. Dhiraben Vinodbhai Patel (Guarantor)** 57, Badam Farm, Chiloda Road, Nandol Dehgam, Gandhinagar, Gujarat-382305, **8. Mr. Pankajbhai Haribhai Patel (Guarantor)** Bileshvar Kampa, Harsol, Tal Talod, Dist. Sabarkantha, Gujarat- 383305, **9. Mrs. Swatiben Bharatbhai Patel (Vansadadiya) (Guarantor)** Nandalay, Gautam Society-4, Ravapar Road, Morbi, Rajkot, Gujarat-363641, **Also at,** Residential Bungalow on Plot No 38/1, Gautam Society, R.S. No 1130/1, Street No 4, Behind Nilkanth Society, Ravapar Road, Morbi, Rajkot, Gujarat-363641, **10. Mr. Bharatbhai Bachubhai Patel (Vansadadiya) (Guarantor)** Nandalay, Gautam Society-4, Ravapar Road, Morbi, Rajkot, Gujarat-363641, Also at, Residential Bungalow on Plot No 38/1, Gautam Society, R.S. No 1130/1, Street No 4, Behind Nilkanth Society, Ravapar Road, Morbi, Rajkot, Gujarat-363641, **11. Mr. Rameshbhai Dhirajlal Patel (Guarantor)** Sankhewshwara Serinity, A Block, 6th Floor, 601, No. 1089, Ponamalee High Road, Vepery, Flowers Road, Chennai, Tamil Nadu-600084, **12. Mr. Narsinhbhai Ramabhai Patel (Guarantor)** Narshipura, Kukadia, Taluka Idar, Dist. Sabarkantha, Gujarat-383410, **13. Mr. Hirenkumar Dhulabhai Patel (Guarantor)** Patel Fali, Nava Revas, Revas, Sabarkantha, Gujarat- 383450, **14. Mr. Dineshbhai Babubhai Patel (Guarantor)** Badamkampa, Post Harsol, Taluka Talod, Dist. Sabarkantha, Gujarat- 3383305, **Also at,** 502, Maharshi Tower, University Road, Jalaram 2, Raiya Road, Rajkot, Gujarat-360007	**Rs. 1,14,91,47,029.05 (Rupees One Hundred Fourteen Crore Ninety One Lacs Forty Seven Thousand Twenty Nine and Five Paisa Only) as on 04.05.2026 (with reference to Demand Notice under section 13(2) Dated: 31.07.2023) (Pending Litigation: S.A No. 30/2024 filed on 10.01.2024, DRT-1, Ahmedabad)** (Compnay Petition No. 31(Ahm) of 2024 filed under the Companies Act before the Hon'ble NCLT by One of the Shareholder - Director of M/s Adison Granito Pvt Ltd.)	**Lot No. (1) :** 1st Pari Passu Charge by way of Legal mortgage of **Commercial Premises Office No.: 1509,** Fifteenth Floor admeasuring 2325 Sq.Fts. i.e. 216 Sq.Mtrs. Super built-up area (Built up area 1511.25 Sq.Fts. i.e. 140.25 Sq.Mtrs.) (Carpet area 1348.50 Sq. Fts. i.e. 125.32 Sq.Mtrs.) in the building known as **"Shapath - V"**, constructed on Final Plot No. 9 (P), admeasuring 2423 Sq.Mtrs. in lieu of Revenue Survey No. 860/2/1 to 860/2/15 & Final Plot No. 19 admeasuring 484 Sq.Mtrs. in lieu of Revenue Survey No. 839/1 & Final Plot No. 16 admeasuring 1327 Sq. Mtrs. in lieu of Revenue Survey No. 837 & Final Plot No. 18 admeasuring 100 Sq.Mtrs. in lieu of Revenue No. 841/1 & Final Plot No. 8 admeasuring 214 Sq.Mtrs. in lieu of Revenue Survey No. 840/2 & Final Plot No. 17 admeasuring 1099 Sq.Mtrs. in lieu of Revenue Survey No. 873/1 & Final Plot No. 25(p) admeasuring 3179 Sq.Mtrs. allotted in lieu of Revenue Survey No. 879 & Final Plot No. 39/1/1 admeasuring 1619 Sq.Mtrs. In lieu of Revenue Survey No. 873/1 (p) & Final Plot No. 26 admeasuring 625 Sq. Mtrs. in lieu of Revenue Survey No. 837 (p) of Draft T.P. scheme No. 24 of Mouje Vejalpur, Ta- Vejalpur, Ahmedabad- 10 (Vejalpur Division) of District Ahmedabad, Gujarat State belonging to **Mr. Ashokkumar Amrutlal Patel (Director/Guarantor) Common Boundaries as per Mortgage Deed: East :** Open Area, **West:** Office No. 1508, **North:** Hotel Crown, **South:** Office No. 1510 **Encumbrance known to the Bank: NIL (Constructive Possession)**	**Reserve Price: Rs. 1,49,00,000/- EMD: Rs. 14,90,000/- Bid Inc.: Rs. 1,00,000/-**
			Lot No. (2): 1st Pari Passu Charge by way of Legal mortgage of Residential Flat No. J/402, 4th Floor, Block No. J, **"Pramukh Aura"**, R.S. No. 647, TP Scheme - 9 (Vasan - Hadmatiya - Sargasan - Uvarsad - Tarapur - Vavol) F.P. No. 104, Near Sargasan Chowkadi, KH Road, Behind Pramukh Nagar, Beside Prathna Greens, Mouje: Uvarsad, Ta & Dist. Gandhinagar standing in the name of **Mr. Kalpeshbhai Hasmukhlal Shah (Guarantor)** admeasuring 111.33 Sq. Mtrs with the right of uses of Common Road and Common Plot with common right to use with commonly undivided land admeasuring 39.05 Sq. Mtrs. **Common Boundaries as per Mortgage Deed: East:** Scheme of Pramukhnagar, **West:** Flat No. J-403, **North:** Flat No. J-401, **South:** A Block **Encumbrance known to the Bank: NIL (Constructive Possession)**	**Reserve Price: Rs. 39,00,000/- EMD: Rs. 3,90,000/- Bid Inc.: Rs. 50,000/-**
			Lot No. (3): 1st Pari Passu Charge by way of Legal mortgage on Residential Property bearing Survey No. 1645/1/2 paikee Plot No. 15 admeasuring 83.70 Sq. Mtrs. bearing Dehgam Nagar Palika No. 6/14245,Sessions No. 15/B within the limits of Dehgam Nagar Palika, Suchit Swaminarayan Tenaments, R.S. No. 1645/1-2 Dehgam- Ahmedabad Road, After Nehru Chokdi Road, Beside Hotel Atithi, Opp Aashirvad Eye & General Hospital, Mouje Dehgam, Ta. Dehgam, Dist: Gandhinagar standing in name of **Mrs. Dhiraben Vinodbhai Patel (Guarantor). Common Boundaries as per Mortgage Deed: East:** Plot No. 14, **West:** Plot No. 16, **North:** Road, **South:** Public Utility Area **Encumbrance known to the Bank: NIL (Constructive Possession)**	**Reserve Price: Rs. 30,00,000/- EMD: Rs. 3,00,000/- Bid Inc.: Rs. 50,000/-**
			Lot No. (4) : 1st Pari Passu Charge by way of Legal mortgage of Non Agriculture land bearing account No. 592 situated at Raipur, Taluka Gandhinagar bearing Survey No. 134/A Industrial Premises, Khata No.: 580, Naroda to Dehgam Road, After Essar Petrol Pump, Right Side, Mouje: Raipur, Ta & Dist. Gandhinagar standing in the name of **Mr. Bharatbhai Mafatlal Patel (Director/Guarantor). Common Boundaries as per Mortgage Deed: East:** Survey No. 134/B, **West:** Land of Sunthaji Sanaji, **North:** Ahmedabad - Dehgam Road, **South:** Land of Honathi Somaji **Encumbrance known to the Bank : NIL (Constructive Possession)**	**Reserve Price: Rs. 4,27,00,000/- EMD: Rs. 42,70,000/- Bid Inc.: Rs. 1,00,000/-**
			Lot No. (5) : 1st Pari Passu Charge by way of Legal mortgage of Residential Property situated at Nava Revas, Ta. Idar, District Sabarkantha bearing Property No. 228, Plot No. 3 admeasuring 138.04 Sq. mtrs. within the limit of Nava Revas Gram Panchayat, Ta. Idar, District Sabarkantha, Gujarat standing in the name of **Mr. Hirenbhai Dhulabhai Patel (Guarantor). Common Boundaries as per Mortgage Deed: East:** Property No. 217, **West:** Faliya Road, **North:** Property No. 229, **South:** Property No. 227, **Encumbrance known to the Bank: NIL (Constructive Possession)**	**Reserve Price: Rs. 31,00,000/- EMD: Rs. 3,10,000/- Bid Inc.: Rs. 50,000/-**
			Lot No. (6) : 1st Pari Passu Charge by way of Legal mortgage of Residential House No. 11 admeasuring 1527-9 Sq.Feet within the limit of Laxmangadh, Himmatnagar-Idar to Bhiloda Road, After Badoli Road, Beside Badoli Overhead Tank of Kanpur - Gorel - Abadasan, Mouje: Laxmangadh, Taluka: Idar, Dist.: Sabarkantha standing in the name of **Mr. Karsanbhai Ranchodbhai Patel (Guarantor). Common Boundaries as per Mortgage Deed: East:** House of Ramanbhai Punjabhai Patel, **West:** Road, **North:** House of Hirabhai Punjabhai Patel, **South:** House of Ramanbhai Punjabhai Patel **Encumbrance known to the Bank: NIL (Constructive Possession)**	**Reserve Price: Rs. 14,00,000/- EMD: Rs. 1,40,000/- Bid Inc.: Rs. 25,000/-**
			Lot No. (7) : 1st Pari Passu Charge by way of Legal mortgage of Commercial Shop No. 67 admeasuring 18.60 Sq. Mtrs., Ground Floor, Block - D, City Survey No. 4456/2/85 and Hiimmatnagar Nagar Palika No. 10/2532/1/4/12, Ashok Vatika, within limits of Himmatnagar Nagar Palika, Taluka Himmatnagar, Dist. Sabarkantha jointly standing in the name of **Mr. Pankajbhai Haribhai Patel & Mr. Dineshkumar Babubhai Patel (Guarantors).Common Boundaries as per Mortgage Deed: East:** Block No. D Ground Shop No. 66, **West:** Block No. D Ground Shop No. 68, **North:** After leaving margin land residential area, **South:** Himmatnagar to Kanknol Road **Encumbrance known to the Bank: NIL (Constructive Possession)**	**Reserve Price: Rs. 21,00,000/- EMD: Rs. 2,10,000/- Bid Inc.: Rs. 25,000/-**

E-Auction Date : 19.06.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes)
***Inspection Date : 09.06.2026 and Inspection Time: 11:00 AM to 02:00 PM**

Note : All properties mentioned above are in Constructive (symbolic) possession and prospective bidders are advised to refer additional terms & conditions of property under Symbolic Possession.

For detailed terms and conditions of the sale, please refer/visit to the link provided in **https://www.bankofbaroda.bank.in/e-auction.htm** and online auction portal **https://baanknet.com.** Also, prospective bidders may contact the authorized officer **Mr. Vijay Kumar Mishra, Chief Manager, ZOSARB, Ahmedabad, Mob. No. 9687671985** (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/ Immovable Assets.)

Date : 04.05.2026 | Place : Ahmedabad **Sd/- Authorized Officer, BANK OF BARODA**

Business Standard Ahmedabad Edition
06.05.2026 Wednesday